

CHAPTER-14

ZONAL REGULATIONS

In order to promote public health, safety and the general social welfare of the community, it is necessary to apply control and reasonable limitation on the development of land and buildings. This is to ensure that most appropriate, economical and healthy development of the town takes place in accordance with the land use plan, and its continued maintenance over the years. For this purpose, the town is divided into a number of use zones, such as residential, commercial, industrial, public and semi public etc. Each zone has its own regulations, as the same set of regulations cannot be applied to the entire town.

Zonal Regulations protects residential areas from the harmful invasions of commercial and industrial uses and at the same time promotes the orderly development of industrial and commercial areas, by suitable regulations on spacing of buildings to provide adequate light, air, protection from fire, etc. It prevents over crowding in buildings and on land to ensure adequate facilities and services.

Zoning is not retrospective. It does not prohibit the uses of land and buildings that are lawfully established prior to the coming into effect of these Zonal Regulations. If these uses are contrary to the newly proposed uses, they are termed non-conforming uses and are gradually eliminated over years without inflicting unreasonable hardship upon the property owner.

The Zonal Regulations and its enforcement ensure proper land use and development and form an integral part of the Master Plan. It also ensures solutions to problems of development under local conditions.

The Zonal Regulations for Hampi Local Planning Area prepared under the clause (iii) of sub-section (2) of section 12 of the Karnataka Town and Country Planning Act, 1961 are detailed below,-

a) Establishment of Zones and Zonal Maps:

- a. The local planning area is divided into use zones such as residential, commercial, industrial etc., as shown in the enclosed maps.
- b. Zonal boundaries and interpretations of Zonal Regulations.
 - i. Where there is uncertainty as regards the boundary of the zones in the approved maps, it shall be referred to the authority and the decision of the authority in this regard shall be final.
 - ii. For any doubt that may arise in interpretation of the provisions of the Zonal Regulations, the authority shall consult the Director of Town Planning Bangalore.

- b) Annexure-I appended to these regulations sets out the uses of land:
 - a. Those are permitted.
 - b. Those may be permitted under special circumstances by the Authority in different zones.
- c) The regulations governing minimum size of plot, maximum plot coverage, minimum front, rear and side setbacks, minimum road widths and maximum number of floors and height of structures are set out in Annexure-II appended to these regulations.

2.0 DEFINITIONS:

In these Zonal Regulations, unless the context otherwise requires, the expressions given below shall have the meaning indicated against each of them.

- 2.1 **'Act'** means the Karnataka Town and Country Planning Act, 1961 and Hampi World Heritage Area Management Authority Act. 2002
- 2.2 **'Addition and / or Alteration'** means a structural change including an addition to the area or change in height or the removal of part of building, or any change to the structure, such as the construction or removal or cutting of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of access ingress or egress or a change to fixtures or equipment as provided in these Zonal Regulations.
- 2.3 **'Agriculture'** includes horticulture, farming, growing of crops, fruits, vegetables, flowers, grass, fodder, trees of any kind or cultivation of soil, breeding and keeping of live stock including cattle, horses, donkeys, mules, pigs, fish, poultry and bees, the use of land which is ancillary to the farming of land or any purpose aforesaid but shall not include the use of any land attached to a building for the purpose of garden to be used along with such building; and 'agriculture' shall be construed accordingly.
- 2.4 **'Amenity'** includes roads, street, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.
- 2.5 **'Apartment'** means a room or suite or rooms, which are occupied or which is intended or designed to be occupied by one family for living purpose.
- 2.6 **'Apartment building / multi dwelling units'** means a building containing four or more apartments / dwelling units, or two or more buildings, each containing two or more apartments with a total of four or more apartments / dwelling units for all such buildings and comprising or part of the property.

- 2.7 **‘Applicant’** means any person who gives notice to the Authority with an intention to erect or re-erect or alter a building.
- 2.8 **‘Balcony’** means a horizontal cantilever projection including a handrail or balustrade, to serve as passage or sit out place.
- 2.9 **‘Basement storey or cellar’** means any storey, which is partly / wholly below the ground level. The basement height should not project more than 1.5 mtrs. above the average ground level.
- 2.10 **‘Building’** includes;
- 2.10.1 A house, out-house, stable, privy, shed, well, verandah, fixed platform, plinth, door step and any other such structure whether of masonry, bricks, wood, mud, metal or any other material whatsoever;
- 2.10.2 A structure on wheels simply resting on the ground without foundation;
- 2.10.3 A ship, vessel, boat, tent and any other structure used for human habitation or used for keeping animals or storing any article or goods on land.
- 2.11 **‘Building line’** means the line upto which the plinth of buildings may lawfully extend within the plot on a street or an extension of a street and includes the line prescribed, if any, or in any scheme.
- 2.12 **‘Chajja’** means a continuous sloping or horizontal cantilever projection provided over an opening or external wall to provide protection from sun and rain.
- 2.13 **‘Chimney’** means a structure usually vertical containing a passage or flue by which the smoke, gas, etc., of a fire or furnace are carried off and by means of which a draught is created.
- 2.14 **Civic Amenity:** "civic amenity" means a market, a post office, a bank, a bus stand or a bus depot, a fair price shop, a milk booth, a school, a dispensary, a maternity home, a child care center, a library, a gymnasium, a recreation center run by the Government or local authority, a center for educational, religious, social or cultural activities or philanthropic service run by a co-operative society or society registered under the Karnataka Societies Registration Act, 1960 (Karnataka Act 17 of 1960) or by a trust created wholly for charitable, educational or religious purposes, a police station, an area office or a service station of the local authority or the Karnataka Urban Water Supply and Drainage Board or the Karnataka Electricity Board and such other amenity as the Government may by notification specify
- 2.15 **‘Commercial building’** means a building or part of a building, which is used as shops, and/or market for display and sale of merchandise either wholesale or retail, building used for transaction of business or the keeping of accounts, records for similar purpose; professional service facilities, corporate offices, software services, offices of commercial

undertakings and companies petrol bunk, restaurants, lodges, nursing homes, cinema theatres, multi plex, kalyana mantapa, community hall (run on commercial basis) banks, clubs run on commercial basis. Storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group, except where exempted.

2.16 '**Common wall**' means;

- I. A wall built on land belonging to two adjoining owners, the wall being the joint property of both owners.
- II. If two adjoining owners build a dividing wall on their property, they are not common walls and no part of the footings of either wall shall project on to the land of the adjoining owner, except by legal agreement between the owners.
- III. Any such 'common' or 'dividing' wall shall be considered for the purpose of these byelaws, as being equivalent to an external wall as far as the thickness and height are concerned.

2.17 '**Corner plot**' means a plot facing two or more intersecting streets.

2.18 '**Corridor**' means a common passage or circulation space including a common entrance hall.

2.19 '**Courtyard**' means a space permanently open to the sky either interior or exterior of the building within the site around a structure

2.20 '**Covered Area**' means area covered by building / buildings immediately above the plinth level, but does not include the space covered by;

- i. Garden, rocky area, well and well structures, plant, nursery, water pool, swimming pool (if uncovered) platform around a tree, tank, fountain, bench with open top and unenclosed sides by walls and the like;
- ii. Drainage, culvert, conduit, catch-pit, gully-pit, chamber gutter and the like;
- iii. Compound or boundary wall, gate, un-storied porch and portico, Chajja, slide, swing, uncovered staircase, watchman booth, pump house. The area covered by watchman booth / pump house shall not exceed three square meters;
- iv. Sump tank and electric transformer.

2.21 '**Cross wall**' means an internal wall within the building up to the roof level or lintel level.

2.22 '**Cultural Heritage**' means monuments that are being conserved and protected by ASI and State Archeology Department

- 2.23 '**Density**' means concentration of population expressed in terms of number of persons per hectare in a particular area.
- 2.24 '**Detached building**' means a building, the walls and roof of which are independent of any other building with open spaces on all sides, except the portion covered by the garage.
- 2.25 '**Development**' with its grammatical variations- means the carrying out of building, engineering, mining or other operations in, or over or under land or the making of any material change in any building or land or in the use of any building or land and includes sub-division of any land.
- 2.26 '**Drain**' means any pipe or other construction emanating from a plumbing fixture unit, traps, gullies, floor traps, etc., which carries water, or waste water in a building and connects to the drainage system.
- 2.27 '**Drainage**' means the removal of any waste liquid by a system constructed for this purpose.
- 2.28 '**Dwelling unit / Tenement**' means an independent housing unit with separate facility for living, cooking and sanitary requirements.
- 2.29 '**Exit**' means a passage, channel or means of egress from any floor to a street or other open space of safety.
- 2.30 '**External wall**' means an outer wall of the building not being a partition wall even though adjoining a wall of another building and also a wall abutting on an interior open space of any building.
- 2.31 '**First floor**' means the floor immediately above the ground floor, on which second and other floors follow subsequently.
- 2.32 '**Flatted factory**' means a premises having group of non-hazardous small industrial units as given in schedule-I and II having not more than 50 workers and these units are located in multi-storeyed buildings.
- 2.33 '**Floor**' means the lower surface in a storey on which one normally walks in a building. The general term 'floor' does not refer basement or cellar floor and mezzanine.
- 2.34 '**Floor Area Ratio (FAR)** means the quotient of the ratio of the combined gross areas of all floors, except the areas specifically exempted under these regulations, to the total area of the plot, viz.

Floor Area Ratio =	Total floor area of all the floors.
	Plot Area

- 2.35 '**Footing**' means the projecting courses at the base of a wall to spread the weight over a large area.

- 2.36 '**Foundation**' means that part of structure which is below the lowest floor and which provides support for the superstructure and which transmits the load of the superstructure to the bearing strata.
- 2.37 '**Frontage**' means the measurement of the side of any site abutting the road.
- 2.38 '**Garage**' means a structure designed or used for the parking of vehicles.
- 2.39 '**Government**' means the Government of Karnataka.
- 2.40 '**Ground floor**' means immediately above the level of the adjoining ground level on all sides or above the basement floor.
- 2.41 '**Group Housing**' means apartments or group of apartment and / or more than two buildings on a plot with one or more floors and with one or more dwelling units in each floor. They are connected by an access of not less than 3.5 m in width, if they are not approachable directly from the road.
- 2.42 '**Habitable room**' means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, cooking, eating, but does not include bath rooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods.
- 2.43 '**Hazardous Building**' means a building or part thereof used for:
- 2.43.1 Storage handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or of products which are liable to burn with extreme rapidity and / or producing poisonous fumes or explosive emanations;
- 2.43.2 Storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes and explosive mixtures, etc. or which result in division of matter into fine particles capable of spontaneous ignition.
- 2.44 '**Head room**' where a finished ceiling is not provided the lower side of the joists or beams or tie beams shall determine the clear headroom.
- 2.45 '**Heavy industry**' means an industry employing more than 500 workers.
- 2.46 '**Height of Building**' means the vertical distance measured in the case of flat roofs from the average road level of the site to the top of the roof and in the case of pitched roofs up to the point where the external surface of the outer wall intersects a finished surface of the sloping roof and in case of gable facing the street, the mid point between the eave-level and the ridge. Architectural features, service no other function except that of decoration shall be excluded for the purpose of measuring height. Water

tank, chimneys, lift room, stair case room, and parapet are also excluded for the purpose of measuring height.

- 2.47 '**High-rise Building**' means a building with ground floor plus four or more floors above the ground floor or a building exceeding 15 m in height.
- 2.48 '**Heritage Area**' means the whole of the area-comprising core, buffer and peripheral zones and is co-terminus with the word '**Local Planning Area**' declared under KTCP Act 1961.
- 2.49 '**Heritage building**' means a building possessing architectural, aesthetic, historic or cultural values, which is declared as heritage building by the planning Authority or HWHAMA within whose jurisdiction such area is situated.
- 2.50 '**Heritage Precinct**' means an area comprising heritage building or buildings and precincts thereof or related places declared as such by the Planning Authority or HWHAMA within whose jurisdiction such area is situated.
- 2.51 '**Industrial building**' means a building wholly or partly used as a factory, for the manufacture of products of all kinds including fabrication and assembly, power plant, refinery, gas plant distillery, brewery, dairy, factory, workshop etc.
- 2.52 '**Land use**' includes the purpose to which the site or part of the site or the building or part of the building is in use or permitted to be used by the Authority. Land use includes zoning of land use as stipulated in the Master plan and the Zoning Regulations.
- 2.53 '**Licence**' means a permission or authorisation in writing by the Authority to carry out work regulated by the Zoning Regulations.
- 2.54 '**Lift**' means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform.
- 2.55 '**Light industry**' means an industry employing not more than 50 workers with power or without power, aggregate installed power not exceeding 25 HP, and which conforms to performance standards and are listed in Schedule-II not causing excessive, injurious or obnoxious fumes, odour, dust, effluent or other objectionable conditions.
- 2.56 '**Local Authority**' means municipal corporation, Municipal council, town panchayat or Grama panchayat
- 2.57 '**Loft**' means a residual space above normal floor level, which may be constructed or adopted for storage purposes.
- 2.58 '**Master Plan**' means Master Plan prepared for the Local Planning Area of Hampi approved by the Government under the Karnataka Town and Country Planning Act, 1961.

- 2.59 '**Mezzanine floor**' means an intermediate floor between two floors, above ground level with area of mezzanine floor restricted to 1/3 of the area of that floor and with a minimum height of 2.20mts.
- 2.60 '**Natural environs**' includes the rivers, riverbeds, rocks, water bodies, wild life and vegetation in the Heritage Area.
- 2.61 '**Non-combustible materials**' means a material, which neither burns nor gives off inflammable vapours in sufficient quantity to ignite a pilot flame.
- 2.62 '**Occupancy or use group**' means the principal occupancy for which a building or a part of the building is used or intended to be used. For the purpose of classification of a building according to occupancy, occupancy shall be deemed to include subsidiary occupancies, which are contingent upon it.
- 2.63 '**Open space**' means an area forming an integral part of the plot, left open to sky in a building.
- 2.64 '**Owner**' includes the person for the time being receiving or entitled to receive, whether on his own account or as an agent, power of attorney holder, trustee, guardian, manager or receiver for another person or for any religious or charitable purpose, the rent or profits of the property in connection with which the word is used.
- 2.65 '**Parapet**' means a low wall or railing built along the edge of a roof.
- 2.66 '**Parking space**' means an area enclosed or unenclosed, covered or open sufficient in size to park vehicles together with a drive-way connecting the parking space with a street or any public area and permitting the ingress and egress of the vehicles.
- 2.67 '**Penthouse**' means a covered space not exceeding 10 square meters on the roof of a building, which shall have at least one side completely open.
- 2.68 '**Plinth**' means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.69 '**Plinth area**' means the built up covered area of the building / buildings immediately above plinth level.
- 2.70 '**Plinth level**' means the level of the floor of a building immediately above the surrounding ground.
- 2.71 '**Plot or site**' A parcel (piece) of land enclosed by definite boundaries.
- 2.72 '**Porch or portico**' means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building.
- 2.73 '**Public and semi-public building**' means a building used or intended to be used either ordinarily or occasionally by the public such as offices of

State or Central Government or Local authorities, a church, temple, chapel, mosque or any place of public worship, dharmashala, college, school, library, theatre for cultural activities, public concert room, public hall, hospital run by public institutions, public exhibition hall, lecture room or any other place of public assembly.

- 2.74 '**Residential building**' means a building used or constructed or adopted to be used wholly for human habitation and includes garages, and other out-houses necessary for the normal use of the building as a residence.
- 2.75 '**Room height**' means the vertical distance measured between the finished floor surface and the finished ceiling surface. Where a finished ceiling is not provided, the under side of the joists or beams or tie beams shall determine the upper point of measurement.
- 2.76 '**Registered architect/engineer / supervisor**' means a qualified Architect / Engineer / Supervisor registered by the Authority.
- 2.77 '**Row Housing**' means a row of houses with only front, rear and interior open spaces.
- 2.78 '**Semi-detached Building**' means a building detached on three sides with open spaces as specified in these regulations.
- 2.79 '**Service Apartments**' means fully furnished room or suite or rooms with kitchen, which are intended to be rented out on daily/weekly/monthly basis.
- 2.80 '**Service Road**' means a road / lane provided at the front, rear or side of a plot for service purposes.
- 2.81 '**Service industry**' means an industry where services are offered with or without power. If power is used, aggregate installed capacity shall not exceed 5 HP or the site area shall not exceed 240 sq m. Service industries shall be permitted in the light industries zone of the Master Plan as given in Schedule I.
- 2.82 '**Set back**' means the open space prescribed under these Zonal Regulations between the plot boundary and the plinth of the building.
- 2.83 '**Stair case room**' means a room accommodating the stair and for purpose of providing protection from weather and not used for human habitation.
- 2.84 '**Storey**' means the space between the surface of one floor and the surface of the other floor vertically above or below.
- 2.85 '**To abut**' in relation to the building or any portion of it means to touch the road boundary or the adjoining plot or building.

- 2.86 **'To erect'** means to construct a whole or a part of a new building on any site whether previously built upon or not; including additions or alterations to an existing building.
- 2.87 **'Water closet'** means a privy with arrangements for flushing the pan with water but does not include a bathing room.
- 2.88 **'Zonal Regulations'** means Zoning of Land use and Regulations prepared under the Karnataka Town and Country Planning Act, 1961 prescribing the uses permissible in different land use zones, the open spaces around buildings, plot coverage, floor area ratio, height of the building, building lines, parking, etc.

Note: - The words and expressions not defined in these regulations shall have the same meaning as in the Karnataka Town and Country Planning Act, 1961 and National Building Code of India 1983.

ANNEXURE - I

For the purpose of these regulations, the planning area of the town/village is divided into following use zones.

1. Residential zone
2. Commercial zone
3. Industrial (Light & Service) zone
4. Public and Semi-Public zone
5. Archeological use zone
6. Public Utilities zone
7. Open Spaces, Parks, Playgrounds, Buffer along River and Burial Ground zone
8. Transport and Communication zone
9. Agricultural zone

Uses of land that are permitted and those that may be permitted under special circumstances by the Hampi WHAMA/ Planning Authority different zones of the local planning area shall be as follows.

1. **RESIDENTIAL ZONE:**

a. **Uses permitted**

Dwellings, hostels including working women and gents hostels, old age homes, orphanages, places of public worship, schools offering higher primary school courses, (with a minimum sital area of 500 sq. meters for

nursery schools, 1000 sq. meters for lower primary schools and 2000 sq. meters for higher primary schools) public libraries, post and telegraph offices, telephone exchange, Karnataka Power Transmission Corporation Limited counters, milk booths, HOPCOM centers, STD booths, mobile phone service repairs, computer institutes.

b. Uses that are permitted under special circumstances by the Authority

Municipal, state and central government offices, public utility buildings, cemeteries, golf clubs, banks, nursing homes, hospitals for human care, (with a minimum site area of 750 sq. meters and the site is abutting a road of minimum 12 meter width), philanthropic uses, fuel storage depots, filling stations, service industries with power up to 10 HP (for all the above industries and those as per the list given in Schedule-I, power required for air conditioning, lifts and computers are excluded from HP specified above), power loom for silk twisting (up to 10 HP) provided the noise generated shall be within the limit prescribed by the Ministry of Environment and Forest, Government of India., gas cylinder storage provided it satisfies all required norms of safety.

Convenience shops limited to 20 sq.m., hard and software computer offices and information technology related activities provided the site is abutting a road of minimum 12 m width, chat / café centers, doctors consulting room, office of advocates, other profession in public interest not exceeding 20.00 sq m. provided the applicant himself is a professional, pay & use toilets and Service apartments, vehicle parking including multilevel car parking.

Note:

Diesel generators equivalent to the quantity of power supplied by the Karnataka Power Transmission Corporation Limited (KPTCL) may be permitted as substitute to power cut and power failures in any zone after obtaining information on the quantity of power supplied to a premises and the capacity of generator required from KPTCL. However, in residential zone installation of diesel generators be discouraged and shall be given in exceptional cases after spot verification and obtaining No Objection Certificate from the people living within a distance of 100 m from the location point of generator.

2. COMMERCIAL ZONE:

i. Retail Business Zone:

a. Uses permitted:

Uses that are permissible:- Offices, shops, commercial complexes and service establishments like hair dressing saloons, laundries, dry

cleaning and tailoring shops, hotels, clubs, hostels, newspaper or job printing, all type of offices, banks, places of amusement or assembly, restaurants microwave towers and stations, advertising signs conforming to relevant building byelaws, church, temple and other places of worship. Educational, Medical/Engineering/ technical and research institutions,(on the Sites having minimum 2 Ha with a minimum of 12m wide approach road). Libraries, any retail business or services not specifically restricted or prohibited therein, Filling stations, neighborhood shops, nursing homes, Service industries listed in Schedule – I (power upto 10HP). Residential buildings including orphanages and old age homes, warehouses, and kalyana mantapas, cinema theatres, multi plexus, auditoriums, community Centers, hard and software computer offices and information technology related activities (Power required for air conditioners, lifts and computers are excluded from the HP specified above) and all uses permitted and permissible under special circumstances in residential zone.

a. Uses that are permitted under special circumstances by the Authority

Automobile workshop, manufacturing establishments employing not more than ten labourers and manufacturing goods to be sold by the manufacturer in retail with not more than 20 HP in district shopping centers (major business area) and uses permitted or permissible on appeal in the residential zone other than those specifically prohibited therein.

ii. Wholesale Business Area

a. Uses permitted

As in the case of retail business zone and service industries, with power up to 20 HP.

a. Uses that are permitted under special circumstances by the Authority

Same as in the case of retail business zone with power upto 50 HP (except for residences & nursing homes) storage of inflammable materials, junkyard, truck terminals weigh bridges, cold storage, fruit and vegetable markets, meat and fish markets, Wholesale business.

General Note: Commercial complexes / Office Complexes/ neighbourhood shops should have sufficient toilet for visitors in each floor and should be shown on plan. It shall have waste disposal arrangements.

3. INDUSTRIAL ZONE:

i. Light Industrial Zone:

a. Uses permitted:

All industries, conforming to performance standard and those given in illustrative list in schedule-II which would not cause excessive injurious or obnoxious fume, odour, dust, or any other objectionable effluents, etc. and employing not more than 50 workers with power or 100 workers with or without power (total aggregate installed power not exceeding 25 HP), covered storage for industry, public utilities and related buildings (parking, loading and unloading requirements to be approved for all uses), dairy and poultry farms, Information Technology & Bio Technology industries, Sports and recreational uses. Bus and truck terminals, petrol filling stations, taxi and scooter stands, canteen, all uses permissible in the commercial use zone except residential uses, and recreational facilities for employees, dwellings for manager's essential staff like foreman and watch and ward area not exceeding of 240.0 sq.m. or 10% of the total area whichever is less.

a. Uses that are permitted under special circumstances by the Authority

Junkyard, where IT&BT industries are permitted in an area of 5.0ha and above, 30% of the area may be permitted for residential apartment for the benefit of the employees.

All uses permitted and permissible under special circumstances in light industrial zone, power up to 100 HP conforming performance standards.

4. PUBLIC AND SEMI-PUBLIC ZONE:

a. Uses permitted:

All Central, State and Quasi Government offices and centers and institutional office, educational, college campus including hostel facilities for students, cultural and religious institutions including libraries, reading rooms and clubs, medical and health institutions, cultural institutions like community halls, opera houses, of predominantly non commercial nature, utilities and services, water supply installations including disposal works, electric power plants, high tension and low tension transmission lines, sub stations, gas installation and gas works, fire fighting stations, filling stations, banks, and quarters for essential staff and all uses permitted under parks and playgrounds.

Note: Retail shops, restaurants, filling stations, clubs, banks, canteens, dwellings required for power maintenance and functioning of public and semi-public uses in the zone may be permitted when they are run on non commercial basis in their own premises and ancillary to the respective institutions.

a. Uses that are permitted under special circumstances by the Authority

Parking lots, repair shops, parks, playgrounds and recreational uses, stadium, cemeteries, crematorium, clubs, canteen, libraries, aquarium, planetarium, museum, horticultural, nursery and swimming pool, orphanages and old age homes.

5. ARCHEOLOGICAL USE ZONE:

No new land uses/activities (except parks and open spaces, natural landscaping, planting of trees etc., with the permission of HWHAMA and in consultation with ASI and State Archeology) shall be permitted in this zone. If there are any existing uses that do not have any Historical/Archeological reference of '**Vijayanagar period**' will have to move out of this zone in due course of time. The entire zone is '**Conservation and Protection Zone**'. Regulations for conservation of Heritage buildings, Heritage precincts and Natural areas are separately given.

6. PUBLIC UTILITIES:

a. Uses permitted:

Water supply installations including treatment plants, storage reservoirs, OHT, drainage and sanitary installations including treatment plants and disposal works, drying beds, dumping yards, electric power plants, high and low tension transmission lines, sub-stations, gas installations and gas works, fire stations, milk dairies.

b. Uses that are permitted under special circumstances by the Authority:

Shops, canteens, offices, banking counter, dwellings required for proper maintenance and functioning of public utility and other ancillary users, in their own premises as an ancillary to the respective institutions not exceeding 5% of the total area.

7. PARKS, PLAYGROUNDS AND OPEN SPACES:

a. Uses permitted:

Parks, play grounds, children's play land inclusive of amusement parks such as Disney land type, toy trains, parkways, boulevards, cemeteries and crematoria. public toilets, parking, sewage treatment plants, public use ancillary to park and open space and playground. The area of such ancillary use shall not exceed 5% of total area.

b. Uses that are permitted under special circumstances by the Authority

Clubs, (non commercial nature) canteens, libraries, aquarium, planetarium, museum, balabhavan, art gallery, horticulture/nursery, transportation terminals and swimming pool, milk booths, Hopcom centers.

7. TRANSPORTATION AND COMMUNICATION:

a. Uses permitted:

Railway lines, railway yards, railway stations, railway workshops, roads, road transport depot, bus stations and bus shelter, parking areas, truck terminals, dock yards, jetties, piers, airports, post offices, telegraph offices, telephones and telephone exchanges, television telecasting and radio broadcasting stations, microwave stations and offices in their own premises and residential quarters for watch and ward. Filling stations.

b. Uses that are permitted under special circumstances by the Authority:

Clubs, godowns and indoor recreational uses, shops, canteens, restaurants, banks, dwellings required for proper maintenance of the transport and communication services in their own premises as an ancillary to the respective institutions not exceeding 5% of the total area.

8. AGRICULTURAL ZONE:

a. Uses Permitted:

Agriculture, horticulture, children's play land inclusive of amusement spots such as Disney land type, toy trains, dairy and poultry farming, milk, chilling centers, farm houses and their accessory building and uses not exceeding 200 sq. mts. of plinth area within the plot area limitation of 1.20 hectares. Uses specifically shown as stated in the land use plan like urban village, brick kilns, removal of clay up to 3.0 mts. depth, rice mills, sugar mills, jaggery mills, gardens, orchards, nurseries

and other stable crops, grazing pastures, forest lands, marshy land, barren land and water sheet, Highway amenities viz., Filling stations, weigh bridges and check posts.

b. Uses that are permitted under special circumstances by the Authority

Places of worship, helipads, schools, hospitals, libraries, sports clubs, stadiums, playgrounds, water sports, golf centers, cultural buildings, exhibition centers, park and open spaces, graveyards/burial grounds, ashraya houses for economically weaker section, Rehabilitated schemes of government, Institutions relating to agriculture, research centers, storage and sale of farm products, where it is produced, service and repairs of farm machinery and agricultural supplies, old age and orphanages homes, Highway facilities (Truck terminals), residential developments within the area reserved for natural expansion of villages and buildings in such areas should not exceed two floors (Ground + one).

- NOTE:** 1. A buffer of 45 m is assumed all along the flow of the river on both banks, which shall be treated as no development zone.
 2. In case of change of land use from the approved Master Plan to other use, the setbacks shall be the higher of the two uses.
 3. Highway facilities include the activities specified in Government circular No. ನಆಇ:16 :ಬೆಂರೂಪಾ ್ರ:2004 ದಿನಾಂಕ: 20-12-2004. (Annexure –III)

SCHEDULE – I

Illustrative list of service industries that are permissible in residential zone under special circumstances by the Authority and as well as that are permissible in Retail business zone.

Sl. No.	Description
1	Bread and bakeries
2	Confectionery, candies and sweets
3	Biscuit making
4	Ice cream
5	Cold storage (small scale)
6	Aerated water and fruit beverages
7	Flour mills with 5 HP in residential zone and 10 HP in retail business zone
8	Automobile two wheelers and cycle servicing and repairs
9	Furniture (wooden and steel)
10	Printing, book binding, embossing, etc.
11	Laundry, dry cleaning and dyeing facilities
12	General jobs and machine shops

13	Household utensil repair, welding, soldering, patching and polishing (kalai)
14	Photograph, printing (including sign board printing)
15	Vulcanising
16	Tailoring
17	Handlooms (small scale)
18	Velvet embroidery shops
19	Art weavers and silk screen printing and batik work
20	Jewellery, gold ornaments and silver wares
21	Mirrors and photo frames
22	Umbrella assembly
23	Bamboo and cane products
24	Sports goods and its repair shops
25	Musical instruments repair shops
26	Optical lens grinding, watch and pen repairing
27	Radio repair shop
28	Rubber stamps
29	Card board box and paper products including paper (manual only)
30	Cotton and silk printing/ screen printing
31	Webbing (narrow, fabrics, embroidery, lace manufacturing)
32	Ivory, wood carving and small stone carving
33	Coffee curing units
34	Candles and wax products
35	Household kitchen appliances
36	Washing soaps small scale only
37	Fruit canning and preservation
38	Electric lamp fitting / Assembly of Bakelite switches.
39	Shoe making, repairing
40	Power looms (silk reeling unit up to 10 HP)
41	Areca nut processing unit
42	Beedi rolling
43	Agarbathi rolling
44.	Assembly and repair of measuring instruments (excluding handling of mercury and hazardous materials)
45.	Clay & modelling with plaster of Paris.
46.	Diary products e.g. cream, ghee, paneer, etc.
47.	Enamelling vitreous (without use of coal)
48.	Milk cream separation
49	Manufacture of jute products
49.	Manufacture of Bindi
50.	Photo copying of drawings including enlargement of drawings and designs.
51.	Packaging of shampoos
52.	Packaging of hair oil
53.	Utensil washing powder (only mixing and packaging)

SCHEDULE – II
Illustrative list of industries permitted in light industrial zone

No.	Description
1	Bread and bakeries
2	Confectionery, candies and sweets
3	Biscuit making
4	Ice, ice cream
5	Cold storage (small scale)
6	Aerated water and fruit beverages
7	Flour mills with power up to 20HP
8	Hats, caps, turbans including garments
9	Hosiery including knitted garments
10	Gold and silver thread
11	Shoe lace making
12	Toy making (earthen paper, wooden plastic metal and tin)
13	Cotton and silk cordage's, twine thread and thread ball making
14	Velvet embroidered shoes
15	Art wares and silk screen printing and batik works
16	Jewellery, gold ornaments and silver wares
17	Wood and stone carving
18	Electroplating, mica plating, engraving
19	Photographs, printing (including sign board and printing)
20	Stone carving
21	Mirrors and photo frames
22	Umbrella assembly
23	Bamboo and cane products
24	Sports goods
25	Card board box and paper products including paper
26	Stationery items including educational and school drawing instruments
27	Furniture making (wooden and steel)
28	Musical instruments
29	Printing, book binding, embossing, photograph, etc.
30	Optical lens grinding, watch and pen repairing
31	Steel wire products
32	Sheet metal works
33	Metal polishing
34	Laboratory porcelain wares
35	Radio assembly and parts TV. Mobile phones, Air conditioner, Fridge assembly
36	Electric lamps, fittings, shades, fixtures, etc.
37	Automobiles, scooters, cycle service and repair workshop

38	Laundry and dry cleaners
39	General jobbing machine
40	Iron foundries (only when related to other industries using electricity)
41	Biscuit making
42	Brushes (household, sanitary and toilet)
43	Shoe making and repairing
44	Leather goods
45	Black smithy
46	Household utensils, repair, welding, soldering, patching, and polish (kalai)
47	Vulcanising and tyre re-treading
48	Cement products
49	Chalk, crayon, artist's colour
50	Tobacco products (cigarettes and beedies)
51	Cosmetics and hair oils
52	Cutlery
53	Cycle parts and accessories
54	Door and window fittings
55	Drugs and medicines
56	Lantern, torches and flash lights
57	Aluminium wires, cake and pastry moulds
58	Padlocks and pressed locks
59	Rope making (vegetable fibre)
60	Mathematical instruments
61	Builder's hard wares
62	Tin products
63	Optical frames
64	Button clips
65	Wax polishing
66	Upholstery springs and other springs
67	Precision instrument of all kinds
68	Safety pins
69	Screws, bolts, nuts, pulleys, chains, gears
70	Conduit pipes fabrication (not exceeding 2" diameter)
71	Buckets and metal containers, plastic jugs and fixtures metal embossing
72	Oil stoves and pressure lamps
73	Paper mill (small scale) hand made
74	Washing soaps
75	Hand tools
76	Electric industries, computer and software
77	Ice and freezing plants
78	Information Technology & Bio Technology

ANNEXURE -II

The minimum set back required on all the sides of a building, maximum plot coverage, maximum FAR, maximum number of floors, maximum height of building that are permissible for different dimensions of sites and width of roads are set out in Tables given below.

TABLE –1

Exterior open spaces / setbacks in Percentage (minimum) for residential, commercial, public and Semi-public, traffic and transportation, public utility buildings up to 10.0 mtrs in height.

Depth of site in Mtrs.	Residential Minimum in Mtrs.		Commercial		T & T, P.U & public & semi Public		Width of site in Mtrs	Residential Minimum in Mtrs.		Commercial		T & T, P.U & public & semi Public	
	Front	Rear	Front	Rear	Front	Rear		Left	Right	Left	Right	Left	Right
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Up to 6	1.00	0	1.00	0	1.50	0	Up to 6	0	1.00	0	0	0	1.00
Over 6 Up to 9	1.00	1.00	1.50	0	1.50	1.50	Over 6 Up to 9	1.00	1.00	0	1.00	1.00	1.50
Over 9 Up to 12	1.00	1.00	1.50	1.00	2.00	1.50	Over 9 Up to 12	1.00	1.00	1.00	1.50	1.50	1.75
Over 12 Up to 18	1.50	1.00	2.00	1.50	2.50	1.50	Over 12 Up to 18	1.50	2.00	1.50	2.00	1.75	2.50
Over 18 Up to 24	2.00	1.50	3.00	2.50	3.00	2.00	Over 18 Up to 24	2.00	3.00	2.00	2.50	2.50	3.00
Over 24	2.50	2.00	3.50	3.00	4.00	3.00	Over 24	2.50	3.00	2.50	3.00	3.00	4.00

Note:

- i. When car garage is proposed on the right side, the minimum set backs shall be 3.0 m;
- ii. For residential, commercial, public and semi-public, traffic and transportation, public utility buildings, above 10 m in height, the set backs shall be insisted as per Table - 2;
- iii. For residential sites up to 120 sq. m;
 - a. Open staircase shall be permitted in the side setbacks, but there shall be a minimum open space of 0.50 m from the side boundary and 1.0 m from the front and rear boundary of the site.
 - b. Toilets minimum of 1 m x 1.5 m and not exceeding 1.4 percent of the plot area permissible in rear set back only;
 - c. When minimum set back of 1.5 m is left on the right side, a scooter garage may be permitted at the back side limiting the depth of the garage to 3.0 m;

TABLE - 3

**Maximum Plot Coverage, Floor Area Ratio & Road Widths for
Different Sital Areas**

Plot area in sq m	Residential Building			Commercial Building			Public & semi public, Traffic & Transportation, Public utility building			
	1	2	3	4	5	6	7	8	9	10
Up to 240	80%	1.20	Up to 6	80%	1.00	Over 9	60%	1.00	Up to 6	
Over 240 Up to 500	60%	1.20	Over 9	60%	1.20	Over 9	55%	1.00	Over 9	
Over 500 Up to 750	50%	1.20	Over 12	60%	1.20	Over 9	55%	1.00	Over 9	
Over 750 Up to 1000	50%	1.20	Over 12	55%	1.20	Over 9	50%	1.00	Over 12	
Over 1000	45%	1.00	Over 12	50%	1.20	Over 12	50%	1.00	Over 12	

Note:

1. Setbacks and coverage are irrespective of the road widths.
2. Floor Area Ratio and number of floors are with reference to road widths when the sites do not face the roads of required width, noted against each, the floor area ratio applicable to corresponding width of roads is applicable.
3. For plots more than 750 sq m bell mouth entrance shall be provided.

TABLE – 4

Construction excluded from FAR computation

The following constructions are excluded from FAR computation:

1. Staircase floor area in all the floors
2. Lift floor area in all the floors
3. Architectural features
4. Chimneys
5. Overhead tanks with its headroom not exceeding 1.5 m
6. Fire escape staircase
7. Garbage shaft/ ducts
8. Meter room
9. Air-conditioning plant
10. Electric sub-station
11. Pump room
12. Service ducts
13. Generator room
14. Watchman's booth
15. Lumber room
16. Pent house
17. Swimming Pool in any floor
18. Corridor
19. Effluent treatment plant, car parking under a building on stilts or in a basement or cellar floors.
20. Escalators, main sanitary duct, open balcony, machine rooms.

GROUP HOUSING

Approval of Group Housing Project

The following norms shall be adopted while approving building plans for group housing;

1. The approach road to a group housing project must have a minimum width of 12 m; the minimum area for group housing shall be 0.40 Ha.
2. The layout plan showing the general arrangement of residential building blocks, and dimensions of the plots earmarked for each building block, access roads, parks, open spaces and civic amenity areas, shall be obtained prior to according approval to the building plan;
3. Set backs should be provided with reference to the depth and width of total plot area;
4. The floor area ratio (FAR) shall be with reference to the width of the public road abutting the property and the FAR shall be calculated for the net area of the plot as prescribed in Table - 5 after deducting the area reserved for the parks, open spaces and civic amenities in the plot;
5. The coverage shall be with reference to the total area of the layout;
6. The distance between any two buildings shall not be less than half the height of the taller building;
7. 25% of the total area be reserved for civic amenity, parks and open spaces, subject to a minimum of 15% for parks and open spaces.

TABLE – 5
Maximum plot coverage, FAR, minimum setbacks and minimum road width for group housing.

Plot area	Minimum road width in m	Maximum Plot coverage	Maximum FAR	Minimum setbacks in meters			
				Front	Rear	Left	Right
Between 0.40 and 0.80 ha	12	60%	2.25	8.0	6.0	6.0	6.0
Above 0.80 ha	15	60%	2.50	9.0	8.0	8.0	8.0

Note:

1. Where the total area of group housing exceeds 4000 sq mts., approval of layout showing the general arrangement of residential building blocks, and dimensions of plot earmarked for each building blocks, means of access roads and civic amenity areas, should precede the approval to building plan.
2. In case, the height of group housing building exceeds 10.0 m, then setback to be left all-round the premises shall be as per Table –2.
3. Parking requirement shall be as per Table –12. In addition, 5% of the total area shall be reserved for visitors parking separately.
4. Internal roads, park and open space area may be maintained by the owner / developer himself for the specified purpose only.
5. C.A. sites reserved in the development plan shall be handed over free of cost to the Authority by a relinquishment deed. Preference may be given to the owner/developer of the respective project for allotment of C.A. area reserved in the Group Housing project.

TABLE – 6
Semi-detached houses

1	Minimum combined area of the neighbouring plots	140 sq m
2	Building coverage	As applicable to individual plots
3	Floor area ratio	
4	Maximum number of floors	
5	Minimum road width	
6	Front set back for back to back plots	Shall be equal to the sum of front and rear set backs of individual plots.
7	Side set backs for plots joined at the side.	On a plot on which a semi-detached building is proposed, the side set back for each unit shall be the total of the left and right set backs to be left in case of individual plots.

TABLE 7
Row Housing (Maximum 12 units, minimum 3 units)

1	Minimum combined area of plot	210 sq m
2	Maximum area of each plot	108 sq m
3	Building coverage	As applicable to individual plots
4	Floor area ratio	
5	Number of floors	
6	Minimum road width	
7	Set backs minimum	Front: 2.00 m Rear: 1.50 m Side: 2.00 m only for end units

TABLE – 8
Coverage, Floor Area Ratio and Open space for Industrial buildings

Plot area in sq.m.	Max. Plot coverage	Floor area Ratio	Minimum Frontage in m.	Minimum Front setback in m	Other sides in m	Minimum road width in m
Up to 230	80%	1.00	3.0	1.00	1.00	Up to 6
231 to 1000	60%	1.25	12.0	4.50	3.00	Over 6
1000 to 2000	50%	1.25	24.0	6.00	5.00	Over 9
2001 to 4000	40%	1.25	28.0	8.00	5.00	Over 12
4001 to 8000	35%	1.00	32.0	8.00	6.00	Over 15
Above 8000	30%	0.50	42.0	15.00	12.00	Over 15

Note: whenever the minimum plot area is less than the one specified in the particular category the zoning regulations prescribed for the previous category shall be adopted.

Regulations for Rural Development:

Within 100 meters from the existing gramathana, residential developments and other uses at the discretion of the Authority may be permitted with the following conditions.

1. FAR: 1.00
2. Maximum No. of Floors : G+1
3. Setbacks and coverage: As per Tables

PARKING REGULATIONS:

Parking space standards:

1. Each off-street parking space provided for motor vehicles shall not be less than (2.5 x 5.5m) 13.75 sq m area and for scooter and cycle parking spaces provided shall not be less than 3 sq.m and 1.4 sq m respectively and it shall be 25% of the car parking space.
2. For building of different uses, off-street parking spaces for vehicles shall be provided as stipulated below.

TABLE – 9
Off-street parking spaces

Sl. No	Occupancy	Minimum one car parking space of 2.50 m x 5.50 m for every
1.	Multi-family residential	2 tenements each having a carpet area of 75 to 150 sq m Tenement exceeding 150 sq m carpet areas
2	Lodging establishments, tourist homes	8 guest rooms
3	Educational	200 sq m carpet area or fraction there of, of the administrative office area and public service areas.
4	a. Hospital b. Nursing homes	15 beds subject to minimum of 195 sq m 7 beds subject to a minimum of car parking space of 195 sq m
5	Assembly/Auditorium/Cinema theatre	50 seats
6	Government or Semi public buildings	150 sq m carpet area or fraction thereof
7	Retail business	100 sq m carpet area or fraction thereof
8	Industrial	200 sq m carpet area or fraction thereof
9	Storage	100 sq m up to 500 sq m area and every 200 sq m thereafter.
10	Kalyana Mantapa	30 sq m of auditorium floor area
11	Office building	100 sq m of floor area
12	Restaurant serving food and beverage	75sq m of floor area
13	Hostels	15 rooms

Note on off-street parking:

1. Up to 100 sq m in the case of shops, parking spaces need not be insisted.
2. Off- street parking space shall be provided with adequate vehicular access to a street, and the area of drive aisles and such other provision required for adequate manoeuvring of vehicles shall be exclusive of the parking spaces stipulated in these Zonal Regulations
3. Prescribed minimum setbacks are not to be taken as part of parking requirement.

AREAS OF SPECIAL CONTROL:

The historical monuments in any city reflect the past glory of the city. As they attract tourists both from inside and outside the country. While permitting developments around historical monuments, care has to be taken to see that their aesthetic environs are not affected. In order to preserve aesthetic environs around these monuments it is necessary to declare the areas surrounding these monuments as zones of special control and impose the following special regulations around these monuments.

1. Building up to and inclusive of first floor or up to a height of 7 m from ground level. Whichever is less are only permissible within a distance of 100 m. 200 m. and 300 m. distance from the premises of the monuments.

Note: In any case no building shall be permitted within 400 m above the height of the declared monument.

DESCRIPTIONS:**1. APPLICATION OF LAND USE**

- a. The proposed land use indicated towards the roadside of a property shall be the land use for the entire property (one property depth) without identifying it for different uses by measuring as per the scale of the maps. This is applicable only to the built-up area as shown in the existing land use map.
- b. Different uses permitted in a given zone may be allowed in different floors of the building. In such cases, the regulations applicable to the use of the ground floor of the building shall apply to the entire building. When mixed land uses are permitted in the ground floor, the predominant use among them shall be considered as the use of the ground floor.

2. GENERAL RULES:

The following shall be considered while enforcing the set backs of all types of building:

- a. The front and rear set backs shall be with reference to depth of the site.
- b. Left and right set backs shall be with reference to width of the site.
- c. No side set backs shall be insisted upon only in the case of reconstruction of existing building where traditional row housing type of development exists and in areas specifically provided under the Zonal Regulations.
- d. The provision of set backs should be read with tables prescribed for floor area ratio, coverage etc., for different type of buildings.
- e. When the building lines are fixed, the front set back shall not be less than the building line fixed or the minimum front set back prescribed whichever is higher.
- f. In the case of corner sites both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these two roads and to provide better visibility.
- g. In case where the building line is not parallel to the property line, the front and rear set backs shall not be less than the specified set backs at any point.
- h. In case of building sanctioned prior to coming into force of these rules which are abutting other properties on one, two or more sides, upper floors may be permitted, to utilise the available FAR, by obtaining no objection certificates from the adjoining property owners or even without no objection certificates if the adjoining owner himself has put up such abutting floors provided that not less than $\frac{1}{4}$ of the area is left as vacant space, open to sky, if the existing building is retained.
- i. In case of irregular plots set backs are to be calculated according to the depth or width at the points where the depth or width are varying. In such cases, average set backs should not be fixed as they may effect minimum set back at any point.
- j. The left and right set-backs may be interchanged by the authority in exceptional cases due to existing structures like: open well and also considering the topography of the land
- k. Set backs should be provided in the owners plot, public open space or conservancy lanes adjoining the plot should not be considered as setbacks.

3. **FAR:** When sites face roads of lesser width than the one noted against them. Floor area ratio and maximum number of floor applicable to corresponding widths of roads only shall apply.
4. a) **High-rise building:** Minimum depth or width of a site for high-rise building shall be 21m.
b) For all the high-rise buildings NOC from the following departments shall be obtained.
 - i. Fire force department.
 - ii. K.U.W.S.& D.B.
 - iii. K.P.T.C.L.
 - iv. Telecommunication department.
5. **Lifts:** Lifts shall be provided for buildings with more than ground plus three floors.
6. **Parking space:** Adequate space for car parking shall be provided in the premises as per standards.
7. **Water supply:** Bore well shall be provided in all high rise buildings to provide alternative source of water supply where the Karnataka Urban Water Supply and Drainage Board so desires and the strata is capable of yielding water.
8. **Height of building:** In the reckoning of height of buildings, headroom, lift room, water tanks on terrace, penthouse may be excluded.
9. **Corridor:** The minimum width of corridor for different building or type is as given in the Table 10

TABLE – 10

Sl. No.	Building use or type	Minimum width of the corridor in meters
1	Residential building	1.0
2	Assembly buildings such as auditorium, Kalyana Mantapas, cinema theatre, religious building, temple, mosque or church and other buildings of public assembly or conference.	2.0
3	Institutional buildings such as:	
a)	Government office	2.0
b)	Government Hospitals	2.4
c)	Educational Buildings such as Schools, Colleges, Research Institutions.	2.0
d)	Commercial buildings such as private office, nursing homes, lodges, etc.	2.0
e)	All other buildings	1.5

10. **Rainwater harvesting** is compulsory in all buildings with ground+2 floors and above.

11. Road width: -

1. Road width means distance between the boundaries of a road including footways and drains.
2. If the road width varies along the length of road, then the minimum width of the road along 200 mtrs. stretch on either side of the plot shall be considered.
3. In case of roads having service roads in addition to the main roads the width of road shall be aggregate width of service roads and main roads for determining FAR and Number of floors.

12. Means of Access: -

The means of exclusive access, which would be other than through public roads and streets, shall not be of more than 30 mtrs. length from the existing public roads and streets. The minimum width of such access shall be 3.5 mtrs. FAR and height of buildings coming up on such plots shall be regulated according to the width of public street or road. If the means of access exceeds 30.0 mtrs. in length, FAR shall be regulated with reference to the width of such access road. Construction of buildings on plots with common access/lanes from the public road/street shall be regulated according to width of such common access roads/lanes.

13. Staircase:- The minimum width of staircases shall be 1.50m the minimum number of risers on a flight shall be limited to 12. Size of treads shall not be less than 30 cm and the height of risers shall not be more than 15cm.

14. Ramp: - Ramp shall be provided with a minimum width of 3.50 meters and a slope of not steeper than 1 in 8. Ramp shall be provided after leaving a clear gap of minimum 2.0m from the edge of the neighbouring properties.

15. GARAGES:

1. For garages no side or rear setbacks are to be insisted. One upper floor not exceeding 3.0 mtrs. in height shall be permitted provided no openings are provided towards neighbouring buildings and at least one opening for light and ventilation is provided towards the owners property.
2. For garages shall be permitted in the rear right hand corner of the plot. In cases of buildings constructed or sanctioned prior to the enforcement of these regulations, where space is not available on the

right side, it may be permitted on the left side provided minimum setback exists in the adjoining property of the left side.

3. In case of corner plots, the garage shall be located at the rear corner diagonally opposite to the road intersection.
4. The maximum width of the garage shall not exceed 4 mtrs.
5. The garages shall not be constructed or reconstructed within 4.5mts from road edge. This may be relaxed in cases where the garage forms part of the main building with minimum setback for the plot.

16. PLOTS FACING THE ROADS PROPOSED FOR WIDENING:

In case of a plot facing the road proposed for widening, the required land as indicated in the development plan for road widening shall be handed over to the local authority free of cost by a 'relinquishment deed' by the owner of the land before sanction is accorded to his plan;

1. Ramp or parking is not allowed in the land required for road widening;
2. The FAR shall be allowed as applicable to the total area of the site without deducting the area to be taken over for road widening, provided at least 60% of the sital area is available for use as a building site after the proposed road widening; and set back shall be determined for the remaining portion of the plot.
3. Existing road width along the site shall be considered for calculating the FAR subject to clause 12(2) and the proposed road width shall not be the factor for this purpose;

17. EXEMPTIONS IN OPEN SPACE:

The following exemptions in open space shall be permitted

1. **Cantilever Portico:** A cantilever portico of 3.0 m width (maximum) and 4.5 m length (maximum) may be permitted in the ground floor within the side set back. No access is permitted to the top of the portico for using it as a sit out. Height of the portico shall be open to sky. The portico when allowed shall have a clear open space of one meter from the boundary of the property.
2. **Balcony:** The projection of the balcony shall be measured perpendicular to the building up to the outermost edge of the balcony. Cantilever projection of the balcony shall be permitted not exceeding 1/3 of the setback subject to a maximum of 1.1 m in the first floor and 1.75 m in and above the second floor. No balcony is allowed at the ground floor level.

The length of the balcony shall be limited to 1/3 of the length of each side of the building.

3. **Cross wall:** A cross wall connecting the building and the boundary wall may be permitted limiting the height of such wall of 1.5 m.
4. **Height limitation:** The height of the building shall be governed by the limitation of the FAR, coverage, setbacks and the width of the street facing the plot as stipulated in the respective tables. If a building abuts two or more streets of different widths, then the height of the building shall be regulated according to the width of the wider road.
5. **Basement floor:**
 - a. If the plinth of the ground floor of the building is constructed leaving more set back than the minimum prescribed, the basement floor may extend beyond this plinth of the building, but no part of the setbacks shall be used for basement.
 - b. Every basement storey shall be at least 2.4 m in height from the floor to the bottom of the roof slab / beam / ceiling (whichever is less) and this height of basement floor shall not exceed 2.75 m.
 - c. One basement in the intensely populated area be permitted, if the area of the plot is 500 sq.mtrs. and above with a minimum road width of 12mts.
 - d. One additional basement (two) for all buildings exceeding five floors may be permitted with a minimum road width of 12mts.
 - e. The basement storey should not project more than 1.50 m above the average ground level.

Activities allowed in Basement floors:

1. In case of three star hotel and above if extra area is available in the basement after meeting the requirements of parking facilities and other necessary items as provided in Zonal regulations, the same can be used for health club, shopping arcade, dining area without kitchen facilities, offices, conference hall, gym rooms, massage rooms, subject to reckoning such areas for FAR.
2. In case of other commercial buildings, the spare area in the basement after catering the requirements of parking facilities and other necessary items as provided in the zonal regulations / byelaws, can be used for other purposes incidental to the commercial complex, such as restaurants, shopping arcade, health club, offices, subject to reckoning such areas for FAR.
3. In case of public, semi-public buildings, the extra area available in the basement after fulfilling the required parking facilities as per zonal regulations can be used for:

- a. Canteen, conference hall, indoor games, stores in educational institutions, government offices of Local bodies and other statutory organisations.
 - b. X-ray rooms, radiology rooms, consulting rooms, physiotherapy, medical stores and canteens in government and private hospitals including nursing homes.
4. In case of multi-storeyed residential apartments, the extra area available in the basement after meeting the requirements of parking facilities, can be used for other purposes incidental to the residential requirement, such as shopping to a maximum of 5% of the total built up area, health club, gym rooms, indoor games, subject to reckoning such areas for the purposes of FAR.
 5. In case of other residential buildings, the extra area available after catering to the requirements of parking can be used for play home, gym rooms, indoor games and professional consulting rooms (to a maximum of 20 Sq.mtrs.) subject to reckoning such areas for the purpose of FAR.

(NOTE: The uses to be permitted in basement are subject to providing of adequate ventilation and safety requirements).

18. DISTANCE OF BUILDING FROM ELECTRICAL LINES:

No building shall be erected below an electrical line, as well as within the horizontal distance from the electrical line indicated in the Table-14. The vertical distance below the level of the electrical line and the topmost surface of the building corresponding to the minimum horizontal distance shall be as indicated in **Table-11**. The minimum vertical clearance is not applicable if the horizontal distance exceeds the minimum prescribed.

TABLE-11
Distance of buildings from electrical lines

Sl. No.	Electrical lines	Vertical clearance in m	Horizontal clearance in m
1	Low and medium voltage lines up to 11 KV	2.5	1.2
2	High voltage lines up to and including 11 KV	3.7	1.2
3	High voltage line above 11 and up to and including 33 KV	3.7	2.0

19. SOLAR WATER HEATER REQUIREMENTS:

Solar water heaters shall be provided as per the table for different categories of buildings.

TABLE – 12
Solar lighting and water heater requirements

Sl. No.	Type of use	100 litres per day shall be provided for every unit
1	Restaurants service food and drinks with seating / serving area of more than 100 sq m and above.	40 sq m of seating or serving area
2	Lodging establishments and tourist homes	3 rooms
3	Hostel and guest houses	6 beds / persons capacity
4	Industrial canteens	50 workers
5	Nursing homes and hospitals	4 beds
6	Kalyana Mantapas, community hall and convention hall (with dining hall and kitchen)	30 sq m of floor area
7	Recreational clubs	100 sq m of floor area
8	Residential buildings:	
	(a) Single dwelling unit measuring 200 sq m of floor area or site area of more than 400 sq m whichever is more.	
	(b) 500 lpcd for multi dwelling unit / apartments for every 5 units and multiples thereof.	
9	Solar photovoltaic lighting systems shall be installed in multi unit residential buildings (with more than five units) for lighting the set back areas, drive ways, and internal corridors.	

20. SAFETY MEASURES AGAINST EARTHQUAKE IN BUILDING CONSTRUCTION

Buildings with a height of 10 m and above shall be designed and constructed adopting the norms prescribed in the National Building Code and in the “criteria for earthquake resistant design of structures” bearing No. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earthquake. The building drawing and the completion certificate of every such building shall contain a certificate recorded by the registered engineer / architect that the norms of the National Building Code and IS No.1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

21. FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS:

Public and semi public buildings having covered area of 300 sq m and above shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the Schedule-IV of these Zoning Regulations.

22. RAIN WATER HARVESTING:

1. Every building with a plinth area of exceeding 100 sq m and built on a site measuring not less than 200 sq m shall have rain water harvesting structures having a minimum total capacity as detailed in Schedule-V.

Provided that the authority may approve the rainwater harvesting structures of specifications different from those in Schedule-V, subject to the condition that minimum capacity of rainwater harvesting is being ensured in each case.

2. The owner of every building shall ensure that the rainwater harvesting structure is maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times.

SCHEDULE – IV

Facilities for physically handicapped persons

1. These Zoning Regulations shall apply to the physically handicapped persons having the following disabilities: -
 - a. **Non-ambulatory disabilities:** Impairments that regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs;
 - b. **Sight disabilities:** Total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger.
2. **Access path / walk way:** The width of access path / walk way from plot entry and surface parking to the building entry shall not be less than 1.80 m. It shall not have a gradient exceeding 5%.
3. **Surface parking:** At least two car spaces shall be provided at surface level near entrance with maximum travel distance of 30.00 m from the building entrance.
4. **Space for wheel chair users:** Adequate space shall be kept for the free movement of wheel chairs. The standard size of wheel chairs shall be taken as 1050 mm x 750 mm the doors shall have a minimum width of 900 mm to facilitate the free movement of wheel chairs.
5. **Approval to plinth level:** At least one entrance shall have approach through a ramp. The ramp shall have a minimum width of 1.80 m with maximum gradient of 1:10
6. **Entrance landing:** Entrance landing shall be provided adjacent to ramp with the minimum dimension of 1.80 m x 2.00 m.

7. **Corridors:** The minimum width of corridors shall be 1.80 m.
8. **Staircase:** The minimum width of staircases shall be 1.50 m. The minimum number of risers on a flight shall be limited to 12. Size of treads shall not be less than 30 cm and the height of risers shall not be more than 15 cm.
9. **Lifts:**
 - i. Wherever lifts are required to be installed as per byelaws, provision of at least one lift shall be made for the wheel chair users with the following cage dimensions recommended for passenger lifts of 13 persons capacity by Bureau of Indian Standards.
 - a. Clear internal depth 1100 mm (1.10 m)
 - b. Clear internal width 2000 mm (2.00 m)
 - c. Entrance door width 900 mm (0.90)
 - ii. The lift lobby shall have a minimum inside measurement of 1.80 m x 1.80 m.
10. **Toilets:** One special water closet in a set of toilets shall be provided for the use of handicapped persons with wash basin keeping in view the following provisions.-
 - i. The minimum size of toilet shall be 1.50 m x 1.75 m.
 - ii. The maximum height of the W.C. set shall be 0.50 m above the floor.
11. **Handrails:** Handrails shall be provided for ramps, staircases, lifts and toilets. The height of handrails shall be normally 800 mm above the floor level. If the building is meant for the predominant use of children, the height of handrails may be suitably altered.
12. **Guiding/ Warning floor material:** The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture shall give audible signals with sensory warning when person moves on this surface with walking stick. The guiding / warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas;
 - i. The access path to the building and to the parking area;
 - ii. The landing lobby towards the information board, reception, lifts, staircase and toilets;

- iii. At the beginning / end of walkway where there is vehicular traffic;
- iv. At the location abruptly changing in level and at the beginning / end of ramp;
- v. At the entrance / exit of the building.

13. **Proper signage:** Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signage. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision; where as visual signals shall benefit those with hearing disabilities.

Signs should be designed and located such that they are easily legible by using suitable letter size (not less than 20 mm size). For visually impaired persons, information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign, which creates obstruction in walking.

The symbols / illustrations should be in contrasting colour and properly illuminated so that with limited vision one may be able to differentiate amongst primary colours.

SCHEDULE – V **Rain Water Harvesting**

Rainwater harvesting in a building site includes storage or recharging into ground of rainwater falling on the terrace or on any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

1. Open well of a minimum of 1.00 m dia. and 6.00 m in depth into which rainwater may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden, etc.
2. Rainwater harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated up to a depth of at least 3.00 m and refilled with stone aggregate and sand. The filtered rainwater may be channelled to the refilled pit for recharging the bore well.
3. An impervious storage tank of required capacity may be constructed in the setback or other than, space and the rainwater may be channelled to the storage tank. The storage tank may be raised to a convenient height

above the surface and shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

4. The surplus rainwater after storage may be recharged into ground through percolation pits, trenches, or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be of 0.60 m width x 2.00 m to 6.00 m length x 1.50 m to 2.00 m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising the following materials. -
 - i. 40 mm stone aggregate as bottom layer up to 50% of the depth;
 - ii. 20 mm stone aggregate as lower middle layer up to 20% of the depth;
 - iii. Course sand as upper middle layer up to 20% of the depth;
 - iv. A thin layer of fine sand as top layer;
 - v. Top 10% of the pits / trenches will be empty and a splash pad is to be provided in this portion in such a way that roof top water falls on the splash pad;
 - vi. Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered;
 - vii. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cm;
 - viii. Perforated concrete slabs shall be provided on the pits / trenches.
5. If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and land refilled with course sand to allow percolation of rainwater into ground.

The terrace shall be connected to the open well / bore well / storage tank / recharge pit / trench by means of H.D.P.E. / P.V.C. pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and openings shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rainwater, there shall be at least two rain water pipes of 100 mm dia for a roof area of 100 sq m

Rainwater harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

SUB-DIVISION REGULATIONS FOR RESIDENTIAL USE:

The purpose of these regulations is to guide the development of new areas in accordance with the land use plan. As long as this is done on sound planning principles

with adequate space standards, the future of the Town is assured. This will not necessitate costly corrective measures, which would be come necessary, if sub-standard growth is allowed to take place. These sub-division regulations are confined to standards of size of plots, street widths and community facilities.

In sanctioning the sub-division of a plot under section 17 of the K.T.C.P Act, 1961, the Planning Authority shall among other things see that the following planning standards are followed for sub-division of plot.

SIZE OF PLOTS:

No building plot resulting from a sub-division after these regulations come into force is smaller in size than 54 sq m in residential zone. In specific cases of sites for housing schemes for economically weaker sections, low income groups, slum clearance and Ashraya housing, the authority may relax the above condition.

TABLE – 14
Standards for roads

Sl. No.	Streets in residential area category of streets	Minimum right of way in m
1	Cul-de-sac	7.5 m (maximum length 183 m with sufficient turning radius)
2	Loop street	7.5 m (maximum length 183 m)
3	Service road	9 m
4	Residential street:	
	a) Up to length of 200 m	7.5 m
	b) Above 200 m up to 300 m	9 m
	c) Above 300 m	12 m
5	Collector street (minor roads)	15 m
6	Major roads (feeder streets)	18 m
7	Arterial roads	24 m
8	Commercial	12m
9	Industrial	12 m

**TABLE - 15
Civic Amenities**

Particulars	Population per unit	Area in ha.
a) Educational Facilities: -		
i) Nursery School (age group 3 to 6 years)	1,000	Minimum 0.20
ii) Basic primary and Higher primary school (age group 6 to 14 years)	3,500 to 4,500	(Including play ground) 1.00
iii) Higher secondary school (age group 14 to 17 years)	15,000	Minimum 2.00 (including play ground)
iv) College	50,000	Minimum 3.0 to 4.0 (including play ground)
b) Medical Facilities:		
i) Dispensary	5,000	0.10
ii) Health Center	20,000	0.40 (including staff quarters)
c) Other facilities:		
i) Post and Telegraph	10,000	0.15 (including staff quarters)
ii) Police Station	10,000	0.20
iii) Religious Building	3,000	0.10
iv) Filling Station	15,000	0.05

**TABLE – 16
Parks, play ground and open spaces**

Sl. No.	Category	Population per unit	Area in hectares
1.	Tot-lot	500	Minimum 0.05
2.	Children park	2,000	Minimum 0.20
3.	Neighbourhood play ground	1,000	Minimum 0.20
4.	Neighbourhood park	5,000	Minimum 0.80

Areas for open spaces and civic amenities:

1. Approval of Residential Layouts:

The areas for open space and Civic Amenities while sanctioning of layout for residential purpose shall be subject to the following conditions:

- i. The area earmarked for residential sites shall be a maximum of 55% of the total extent.
- ii. Balance area shall be earmarked for roads, parks, and playgrounds and civic Amenities and the area under parks and playgrounds shall not be less than 10% of the total extent.

- iii. If by incorporating major roads proposed in the Master Plan, the area under roads exceeds 45%, in such case the reservation under parks and civic amenities may be relaxed.
- iv. A maximum of 3% of the total area from out of the residential area may be earmarked for convenient shops on the request of the owner.
- v. The area reserved for parks and open spaces, civic amenities and roads shall be handed over to the Planning Authority / Local Authority as the case may be free of cost through a registered relinquishment deed before taking up development of the layout.

I. Exemption for open space and civic amenities in sub-division of land.

- i) Subject to the provisions of Master Plan in respect of land use, proposed roads and minimum road width, whenever the total extent of land of the private residential layout for approval by the Planning Authority is 4000 sq. m (0.40 hectares) and below, reservation of open space and civic amenities areas as per the Zoning Regulations/Sub Division Rules may be dispensed with.
- ii) In lieu of this, the Planning Authority may collect the market value of converted equivalent land as fixed by the Sub-Registrar.
- iii) The value to be recovered from the land owner in lieu of open space and civic amenities shall be in addition to the fee to be collected under Section 18 of the K.T.C.P. Act, development charges and any other fees/charges prescribed by the Government from time to time.
- iv) The Planning Authority shall deposit the amount so collected under a separate Head of Account and the amount shall be utilised only for acquisition of areas reserved as parks and open spaces in the approved Master Plan. The Planning Authority shall, under no circumstances divert this amount for any other purposes.
- v) In case the land owner refuses to pay the market value of the equivalent land in lieu of open space and civic amenity to be reserved, the Planning Authority shall approve the Sub-Division reserving equivalent land separately and shall take possession of **such an extent of equivalent land** free of cost from the land owner and the Authority may dispose the same through auction for the purpose decided by the Authority.

II. Approval of non-residential private layouts.

A. If the private non-residential layout for approval consists of only one single unit, approval shall be given subject to the following conditions:

- i) 5% of the total extent of land shall be reserved for vehicle parking and this shall be in addition to the parking space prescribed in the Zoning Regulations as per the total floor area of the building.
- ii) 10% of the total extent shall be earmarked as open space.
- iii) The area reserved for vehicle parking and open space shall be maintained by the landowner and this land shall not be used for any other purpose by the landowner.
- iv) The Planning Authority shall collect the fee under section 18 of K.T.C.P. Act and development charges applicable and any other fees and charges prescribed by the Government from time to time.

B. If the private non-residential layout for approval consists of two or more number of plots, the following conditions shall apply:

- i) 5% of the total extent of land shall be reserved for vehicle parking and this shall be in addition to the parking space prescribed in the Zoning Regulations as per the total floor area of the building.
- ii) 10% of the total extent of land shall be earmarked as open space.
- iii) The area earmarked for parking and open space and roads shall be handed over to the local authority at free of cost for maintenance
- iv) The Planning Authority shall collect the fee under section 18 of K.T.C.P. Act and development charges and any other fees and charges prescribed by the Government from time to time.

III. Approval of single plot for residential purpose.

Any extent of land can be approved as single plot subject to the following conditions.

- (a) The land in question shall be converted for non-agricultural purpose.
- (b) The land shall have access from the public road and the use of land shall be in accordance with the Zoning Regulations of the Master Plan.
- (c) The necessary development charges shall be paid to the concerned UDA / Local Authority. This fee is in addition to recovery of fee under section 18 of K.T.C.P Act and other fees/charges prescribed by the Government from time to time.
- (d) If the owner of Single plot desires to sub-divide the plot at subsequent dates, he shall obtain approval by the Authority treating it as sub-division of land and the norms applies accordingly as prescribed in the Zoning Regulations.

TABLE – 17**Building Line:**

Building lines are prescribed for some important roads of **Heritage Area** or **Local Planning Area**. Front setback is also prescribed separately for various types of buildings. The maximum of the front setback / building line shall be provided in the front.

List of Roads and Building Lines: Local Planning Area

Sl. No.	Name of the Road	Width of the road	Building line from the center line of road
1.	State Highway (Rural)	45.00 m.	40.00 m.
2.	Major District Road	25.00 m.	25.00 m.
3.	Other District Road	15.00 m.	15.00 m.
4.	Village Road	12.00 m.	12.50 m.
5.	State Highway (urban)	30.00 m	21.00 m.
6.	Major District Road (urban)	20.00 m.	13.00 m

List of Important Roads and Building Lines: Kamalapur

Sl. No	Name of the Road	Existing width	Proposed width	Building line from center of the road
1.	Hospet-Kampli Road	12.00	30.00	21.00
2.	Museum Road (From ASI office to HPCanal cross)	15.00 to 18.00	18.00	12.00
3.	Basaveshwar Road	7.00	9.00	5.50
4.	University Road From HPCanal cross to University	15.00 to 18.00	18.00	12.00
5.	Kamalapur-Bellary road	24.00	30.00	21.00
6.	Panchayat Road	5.00 to 6.00	9.00	5.50
7.	Chowdikere Road	7.00	9.00	5.50